

PLANNING & DEVELOPMENT SERVICES DEPARTMENT REPORT

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DATE: December 20, 2001

TO: Orange County Zoning Administrator

FROM: Planning and Development Services Department/Current Planning Services Division

SUBJECT: Public Hearing on Planning Application PA01-0097 for Site Development Permit

PROPOSAL: Construction of 95 two and three-bedroom condominium units on a 5.9 acre site in Planning Area 3 of the Ladera Ranch Planned Community. The proposal utilizes permitted parking on adjoining public streets as part of the overall project-parking requirement.

LOCATION: Ladera Ranch is located in southern Orange County, generally located south of Crown Valley Parkway and east of Antonio Parkway. The project site is located east of Sienna Parkway, south of Zinnia Street, west of Gilly Flower Street and north of S. Sellas Road. Fifth Supervisorial District

APPLICANT: Warmington Homes and DMB Ladera LLC, project developer
Planning Solutions, agent

STAFF Chad Brown, Section Chief Phone: (714) 834-5159
CONTACT: William V. Melton, Project Manager Phone: (714) 834-2541

SYNOPSIS: Current Planning Services Division recommends Zoning Administrator approval of PA01-0097 subject to the attached Findings and Conditions of Approval.

BACKGROUND:

The project site is vacant and graded. This area of the Ladera PC is being marketed as the *Village of Avendale*. The proposal calls for 23 two-story buildings in 7 building types. Each building has two to six condominium units for a total of 95 units. The individual dwelling units range in size from 2-bedroom/2 baths at 1,226 square feet to 3-bedroom/2 ½ baths at 1,626 square feet. The mixture of 2 and 3-bedroom units is evenly divided in 4 unit types with 52 percent 2-bedroom and 48 percent 3-bedroom. A model homes sales complex is also proposed. On-site parking is proposed at County and Ladera standards. Each dwelling unit is provided an attached two-car garage. A Lot Line Adjustment will be executed to adjust exterior lot lines to the final building plan layout.

The project as proposed conforms to all site development standards (see Chart 1) and the Ladera PC allows this proposal to be processed through an administrative site development permit. However the applicant proposes to use on-street parking on a public street as part of the total parking requirement. The parking regulations of the Avendale District permit limited on-street parking (as amended by PA99-0200 for Area Plan AP99-09) provided the proposal is approved by the Zoning Administrator at a public

hearing. The minimum required parking for this proposal, including guest parking, is 232 spaces. Total parking provided for this proposal is 256 spaces. Included in that total are 190 covered spaces, 39 on-site open spaces and 27 on-street parking spaces as shown on the Chart 2 on page 4 of this report. Area Plan AP99-09 amended the parking regulations to permit the use of on-street parking for overall parking requirement fulfillment, provided approval of a Site Development Permit was through the public hearing process by the Zoning Administrator. Additional discussion of the on-street parking is presented further in this report.

SURROUNDING LAND USE:

Direction	Planning Area	Land Use Designation	Existing Land Use
Project Site	3B	Residential	Vacant, graded
North	3B	Residential	Approved single-family under construction
South	3B	Residential	Vacant, approved multi-family
East	3B	Residential	Approved single-family under construction
West	3B	Residential	Vacant, approved multi-family

REFERRAL FOR COMMENT AND PUBLIC NOTICE:

A Notice of Hearing was delivered to all owners of record within 300 feet of the subject site. Additionally, a notice was posted at the site, at the 300 N. Flower Building and as required by established public hearing posting procedures. A copy of the planning application and a copy of the proposed site plan were distributed for review and comment to 11 County Divisions and the Capistrano Unified School District. As of the writing of this staff report, no comments raising significant planning issues with the project have been received from other County divisions.

CEQA COMPLIANCE:

The proposed project is covered by Final EIR 555, previously certified on October 17, 1995, and Addendum PA010097 (Exhibit 2). Prior to project approval, this EIR and Addendum must be found adequate to satisfy the requirements of CEQA by the Zoning Administrator. Appendix A contains the required CEQA Finding.

DISCUSSION/ANALYSIS:

The purpose of a Site Development Permit for this proposal is to verify that the proposal conforms to the site development standards of the applicable Ladera PC regulations. Architecture was also reviewed and found to conform to the design guidelines of this planning area. The project design is towards a traditional concept where a majority of the homes have the entrance adjacent to the exterior street or common area and the garages are entered from an alley or interior driveway. Staff review of this proposal determined that the proposal does conform to the overall theme of the traditional home concept and to development standards as shown in Chart 1 below.

CHART 1		
Development Standard	Required	Proposed
Building site area	5,000 square feet	279,263 square feet
Area per unit	1,000 square feet	2,940 square feet
Building height	35 feet maximum	30 feet maximum
Building site coverage	60%	48%
Setbacks	10 feet from exterior property line	10 feet minimum
Usable project open space	10 %	21% ¹
Parking	Required	Provided
Covered	190 spaces	190 spaces
Open		
Additional 0.5/3-bedroom unit	23 spaces	47 spaces
Guest	19 spaces	19 spaces
Total parking spaces	232	258, including 29 on-street spaces

¹ In addition to on-site open space, the proposal is adjacent to one of the community's shared recreation facilities at the intersection of Stawflower Street and Tristania Street. These small community parks included lawn areas, a pool and a tot lot. These facilities are designed to be used by residents in the immediate vicinity.

Model Home Sales Complex

A model homes sales complex is also included with this Site Development Permit. The complex includes a 4-plex building with one each of the four unit types; a sales office in one of the garages; and, parking areas for 11 cars, including one handicap space. A handicapped accessible restroom building is also proposed at the parking area. The complex is located at the intersection of Tristania and S. Sellas Road. A duplex building will be constructed at the parking lot location, when the model complex is converted to sales units.

The model home sales complex includes the typical informational and directional signage along with flags and pennants (a total of ten) and both permanent and temporary landscaping. The total time permitted for a model complex is three years. This includes an initial approval period of two years with an extension of time that may be granted not to exceed a period of additional year. The proposed model complex conforms to the standards for a model complex.

On-street Parking Credit (AP99-09)

The purpose of the public hearing requirement for this Site Development Permit is based on the amendment to the off-street parking regulations for Planning Sub-Area 3B. Planning Application PA99-0200, which was an area plan amendment (AP99-09), was approved by the Planning Commission on January 11, 2000. AP99-09, among other things, permits limited street parking on certain adjacent public streets to satisfy the project's parking requirements, provided the project conforms to certain design guidelines, referred to as *Traditional Neighborhood Design*, and is reviewed and approved by the Zoning Administrator at a public hearing. Exhibit 2 is a chart of the design guidelines and how this project demonstrates compliance with the Area Plan design requirements.

For this proposal, five streets are utilized for on-street parking; Zinnia Street, Gilly Flower Street, Strawflower Street, Tristania Street and S. Sellas Road. Sienna Parkway also borders the site but does not allow parking. The following Chart 2 shows the available parking on the border streets and the number of parking spaces that can be used in the parking calculations for this proposal.

CHART 2			
Street	Parking spaces	Allowed credit	Allowed parking spaces
Zinnia Street	15	60%	9
Gilly Flower Street	7	60%	4
Tristania Street	3	60%	2
Strawflower Street	2	60%	1
S. Sellas Road	32	40%	13
Total	59	--	29

Street parking is also controlled by the amount of traffic on a given street (expressed as ADT or Average Daily Traffic). The area plan contains a condition that a site specific traffic study for on-street parking be submitted prior to the approval of any Site Development Permit which proposes to utilize on-street parking. In conformance with that condition, the applicant maintains a traffic study that is reviewed by the County on a regular basis. The traffic study for this proposal indicates that these three streets have up to 1,000 ADT and one street has 1,000 to 3,000 ADT. The parking regulations as amended by Area Plan AP99-09 allows up to 60% and 40% respectability of the available street parking may be credited to the sites required parking requirement. Chart 2 above demonstrates the allocated allowable credit provided on the two streets in accordance with the Area Plan approval. It is also noted that only the side of the street adjacent to the project can be used for on-street parking credit. Included, as Exhibit 2 of this report, is a chart showing the conditions for allowing on-street parking and a brief discussion describing how these conditions are satisfied for this proposal.

In addition to the on-street parking using ADT shown above, AP99-09 also has a provision that the permitted on-street parking is capped at a certain level based on project density. Based on this project's final density of 14.8 dwelling units per acre, the proposed project is capped at 0.6 public street parking spaces per unit, or 57 spaces serving 95 dwelling units. The proposed 29 on-street parking spaces based on the ADT is also consistent with this secondary cap of 57 spaces. Since the proposed 29 on-street parking spaces based on the ADT method is lower than that permitted by the density method, then the 29 spaces are the maximum allowed on-street credit available under the area plan. Staff also notes that only 4 of the available 29 on street parking spaces are needed to satisfy the parking requirements for this proposal.

It should be noted that the project site currently has a net area of 5.93 acres and a density of 16 dwelling units per acre. After approval of a proposed Lot Line Adjustment, the project net area will be 6.41 acres and a density of 14.8 dwelling units per acre. If for some reason the Lot Line Adjustment is not approved the project would be capped at 0.4 on-street public parking spaces per unit, or 38 spaces serving 95 dwelling units. Again, the 29 on-street parking spaces proposed is consistent with the secondary cap of 38 spaces if the Lot Line Adjustment is not approved.

CONCLUSION:

Based on the review of the proposal, staff concludes that the proposed 95 attached condominium homes with the model homes sales complex proposal (subject to conditions) and the associated on-street parking credit request conforms to all applicable regulations for Planning Area 3B of the Ladera PC and applicable Area Plans. Staff supports the applicant's proposal and makes a recommendation as follows.

RECOMMENDED ACTION:

Current Planning Services Division recommends the Zoning Administrator:

- a. Receive staff report and public testimony as appropriate; and,
- b. Approve Planning Application PA01-0097 for Site Development Permit subject to the attached Findings and Conditions of Approval.

Respectfully submitted

Chad G. Brown, Chief
CPSD/Site Planning Section

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APPENDICES:

- A. Recommended Findings
- B. Recommended Conditions of Approval

EXHIBITS:

- 1. Applicant's Letter of Explanation
- 2. Area Plan AP99-09 On-Street Parking Guidelines Conformation Chart
- 3. Environmental Documentation
- 4. Aerial site photos
- 5. Site Plans

APPEAL PROCEDURE:

Any interested person may appeal the decision of the Zoning Administrator on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this report, or in written correspondence delivered to the Planning and Development Services Department